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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2025-3331

2025 8:47:09 AM

NOTICE OF SUBSTITUTION

Deed of Trust Date:

5/1/2007

Original Beneficiary/Mortgagee:

WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION

Recorded in:

Volume: RP 044-89

Page: 1894

Instrument No: 20070328685

Mortgage Servicer:

JPMorgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Date of Sale: 6/3/2025

Place of Sale of Property: Magnolia South Ballroom inside the Bayou City at the area most recently designated by the County Commissioners Court COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY

Legal Description: LOT TWENTY (20), BLOCK FIVE (5) WASHINGTON TERRACE, HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the original Trustee and all successor substitute trustees and appoints in the future, Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney L. Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron S. Martin Beltran, David Poston, Nick Poston, Chris Poston, Amar Sood, Steve Le Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties and does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the sale of the property.

The Substitute Trustee will sell the property by public auction to the highest bidder stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as may be stated in the Deed of Trust. Prospective bidders are advised to conduct their own due diligence.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale if bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED IN THIS INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON(S) IDENTIFIED IN THIS NOTICE OF SALE IS/ARE THE PERSON(S) IDENTIFIED IN THIS NOTICE OF SALE OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(D): ASSERT AND PLEDGE YOUR ALLEGIANCE TO THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 4/28/2025

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for JPMorgan Chase Bank, N.A.